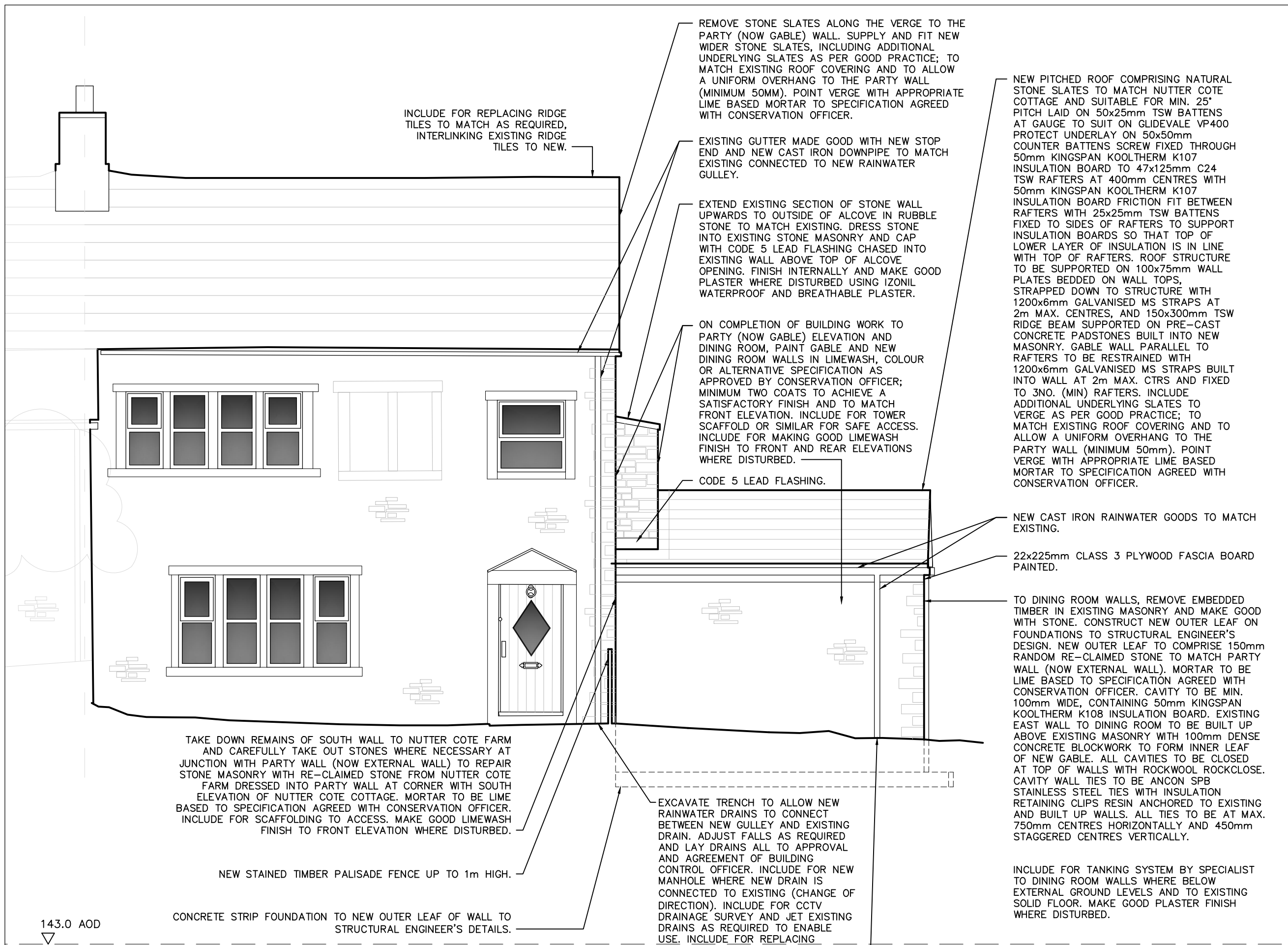


NOTES

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- 7 ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST RELEVANT LEGISLATION, REGULATIONS, GUIDANCE, STATUTORY CONSENTS AND COMMON LAW. ALL WORKS TO BE TO THE ENTIRE SATISFACTION OF LOCAL AUTHORITY OR WARRANTY PROVIDER NOT WITHSTANDING ANYTHING SHOWN OR INDICATED ON THESE DRAWINGS. ALL WORKMANSHIP AND MATERIALS TO BE TO THE BEST OF THEIR RESPECTIVE KIND AND AT LEAST EQUIVALENT OF THE APPROPRIATE BRITISH STANDARDS AND BRITISH STANDARD CODE OF PRACTICE.



INCLUDE FOR REPLACING RIDGE TILES TO MATCH AS REQUIRED, INTERLINKING EXISTING RIDGE TILES TO NEW.

REMOVE STONE SLATES ALONG THE VERGE TO THE PARTY (NOW GABLE) WALL. SUPPLY AND FIT NEW WIDER STONE SLATES, INCLUDING ADDITIONAL UNDERLYING SLATES AS PER GOOD PRACTICE; TO MATCH EXISTING ROOF COVERING AND TO ALLOW A UNIFORM OVERHANG TO THE PARTY WALL (MINIMUM 50MM). POINT VERGE WITH APPROPRIATE LIME BASED MORTAR TO SPECIFICATION AGREED WITH CONSERVATION OFFICER.

EXISTING GUTTER MADE GOOD WITH NEW STOP END AND NEW CAST IRON DOWNPIPE TO MATCH EXISTING CONNECTED TO NEW RAINWATER GULLEY.

EXTEND EXISTING SECTION OF STONE WALL UPWARDS TO OUTSIDE OF ALCOVE IN RUBBLE STONE TO MATCH EXISTING. DRESS STONE INTO EXISTING STONE MASONRY AND CAP WITH CODE 5 LEAD FLASHING CHASED INTO EXISTING WALL ABOVE TOP OF ALCOVE OPENING. FINISH INTERNALLY AND MAKE GOOD PLASTER WHERE DISTURBED USING IZONIL WATERPROOF AND BREATHABLE PLASTER.

ON COMPLETION OF BUILDING WORK TO PARTY (NOW GABLE) ELEVATION AND DINING ROOM, PAINT GABLE AND NEW DINING ROOM WALLS IN LIMEWASH, COLOUR OR ALTERNATIVE SPECIFICATION AS APPROVED BY CONSERVATION OFFICER; MINIMUM TWO COATS TO ACHIEVE A SATISFACTORY FINISH AND TO MATCH FRONT ELEVATION. INCLUDE FOR TOWER SCAFFOLD OR SIMILAR FOR SAFE ACCESS. INCLUDE FOR MAKING GOOD LIMEWASH FINISH TO FRONT AND REAR ELEVATIONS WHERE DISTURBED.

CODE 5 LEAD FLASHING.

NEW PITCHED ROOF COMPRISING NATURAL STONE SLATES TO MATCH NUTTER COTE COTTAGE AND SUITABLE FOR MIN. 25° PITCH LAID ON 50x25mm TSW BATTENS AT GAUGE TO SUIT ON GLIDEVALE VP400 PROTECT UNDERLAY ON 50x50mm COUNTER BATTENS SCREW FIXED THROUGH 50mm KINGSPAN KOOLTHERM K107 INSULATION BOARD TO 47x125mm C24 TSW RAFTERS AT 400mm CENTRES WITH 50mm KINGSPAN KOOLTHERM K107 INSULATION BOARD FRICTION FIT BETWEEN RAFTERS WITH 25x25mm TSW BATTENS FIXED TO SIDES OF RAFTERS TO SUPPORT INSULATION BOARDS SO THAT TOP OF LOWER LAYER OF INSULATION IS IN LINE WITH TOP OF RAFTERS. ROOF STRUCTURE TO BE SUPPORTED ON 100x75mm WALL PLATES BEDDED ON WALL TOPS, STRAPPED DOWN TO STRUCTURE WITH 1200x6mm GALVANISED MS STRAPS AT 2m MAX. CENTRES, AND 150x300mm TSW RIDGE BEAM SUPPORTED ON PRE-CAST CONCRETE PADSTONES BUILT INTO NEW MASONRY. GABLE WALL PARALLEL TO RAFTERS TO BE RESTRAINED WITH 1200x6mm GALVANISED MS STRAPS BUILT INTO WALL AT 2m MAX. CTRS AND FIXED TO 3NO. (MIN) RAFTERS. INCLUDE ADDITIONAL UNDERLYING SLATES TO VERGE AS PER GOOD PRACTICE; TO MATCH EXISTING ROOF COVERING AND TO ALLOW A UNIFORM OVERHANG TO THE PARTY WALL (MINIMUM 50mm). POINT VERGE WITH APPROPRIATE LIME BASED MORTAR TO SPECIFICATION AGREED WITH CONSERVATION OFFICER.

NEW CAST IRON RAINWATER GOODS TO MATCH EXISTING.

22x225mm CLASS 3 PLYWOOD FASCIA BOARD PAINTED.

TO DINING ROOM WALLS, REMOVE EMBEDDED TIMBER IN EXISTING MASONRY AND MAKE GOOD WITH STONE. CONSTRUCT NEW OUTER LEAF ON FOUNDATIONS TO STRUCTURAL ENGINEER'S DESIGN. NEW OUTER LEAF TO COMPRISE 150mm RANDOM RE-CLAIMED STONE TO MATCH PARTY WALL (NOW EXTERNAL WALL). MORTAR TO BE LIME BASED TO SPECIFICATION AGREED WITH CONSERVATION OFFICER. CAVITY TO BE MIN. 100mm WIDE, CONTAINING 50mm KINGSPAN KOOLTHERM K108 INSULATION BOARD. EXISTING EAST WALL TO DINING ROOM TO BE BUILT UP ABOVE EXISTING MASONRY WITH 100mm DENSE CONCRETE BLOCKWORK TO FORM INNER LEAF OF NEW GABLE. ALL CAVITIES TO BE CLOSED AT TOP OF WALLS WITH ROCKWOOL ROCKCLOSE. CAVITY WALL TIES TO BE ANCON SPB STAINLESS STEEL TIES WITH INSULATION RETAINING CLIPS RESIN ANCHORED TO EXISTING AND BUILT UP WALLS. ALL TIES TO BE AT MAX. 750mm CENTRES HORIZONTALLY AND 450mm STAGGERED CENTRES VERTICALLY.

INCLUDE FOR TANKING SYSTEM BY SPECIALIST TO DINING ROOM WALLS WHERE BELOW EXTERNAL GROUND LEVELS AND TO EXISTING SOLID FLOOR. MAKE GOOD PLASTER FINISH WHERE DISTURBED.

TAKE DOWN REMAINS OF SOUTH WALL TO NUTTER COTE FARM AND CAREFULLY TAKE OUT STONES WHERE NECESSARY AT JUNCTION WITH PARTY WALL (NOW EXTERNAL WALL) TO REPAIR STONE MASONRY WITH RE-CLAIMED STONE FROM NUTTER COTE FARM DRESSED INTO PARTY WALL AT CORNER WITH SOUTH ELEVATION OF NUTTER COTE COTTAGE. MORTAR TO BE LIME BASED TO SPECIFICATION AGREED WITH CONSERVATION OFFICER. INCLUDE FOR SCAFFOLDING TO ACCESS. MAKE GOOD LIMEWASH FINISH TO FRONT ELEVATION WHERE DISTURBED.

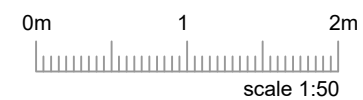
EXCAVATE TRENCH TO ALLOW NEW RAINWATER DRAINS TO CONNECT BETWEEN NEW GULLEY AND EXISTING DRAIN. ADJUST FALLS AS REQUIRED AND LAY DRAINS ALL TO APPROVAL AND AGREEMENT OF BUILDING CONTROL OFFICER. INCLUDE FOR NEW MANHOLE WHERE NEW DRAIN IS CONNECTED TO EXISTING (CHANGE OF DIRECTION). INCLUDE FOR CCTV DRAINAGE SURVEY AND JET EXISTING DRAINS AS REQUIRED TO ENABLE USE. INCLUDE FOR REPLACING SECTIONS OF DRAIN WHERE DAMAGED.

NEW STAINED TIMBER PALISADE FENCE UP TO 1m HIGH.

CONCRETE STRIP FOUNDATION TO NEW OUTER LEAF OF WALL TO STRUCTURAL ENGINEER'S DETAILS.

143.0 AOD

SOUTH ELEVATION AS PROPOSED



B	ELEVATION UPDATED FOLLOWING FURTHER COMMENTS FROM EXPERT WITNESS.	01/04/22
A	ELEVATION UPDATED FOLLOWING COMMENTS FROM EXPERT WITNESS.	25/05/22
REV.		CHKD. DATE



Project:  
Nutter Cote Cottage, Thornton In Craven, North Yorkshire  
BD23 3TT

Drawing Title:  
South Elevation As Proposed

Drawing No.	211436 - 115	Rev.	B
Scale @ A3	1:50	Drawn	SLW
Status	P	Date	13/01/22
	Checked	Design	